



General Assembly

January Session, 2013

Substitute Bill No. 5386



AN ACT CONCERNING HOUSING ASSISTANCE FOR VETERANS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Section 8-45 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2013*):

3 Each housing authority shall manage and operate its housing
4 projects in an efficient manner so as to enable it to fix the rentals for
5 dwelling accommodations at the lowest possible rates consistent with
6 providing decent, safe and sanitary dwelling accommodations, and no
7 housing authority shall construct or operate any such project for profit
8 or as a source of revenue to the municipality. To this end an authority
9 shall fix the rentals for dwelling in its projects at no higher rates than it
10 finds to be necessary in order to produce revenues which, together
11 with all other available money, revenues, income and receipts of the
12 authority from whatever sources derived, will be sufficient [(a)] (1) to
13 pay, as the same become due, the principal and interest on the bonds
14 of the authority; [(b)] (2) to meet the cost of, and to provide for,
15 maintaining and operating the projects, including the cost of any
16 insurance, and the administrative expenses of the authority; and [(c)]
17 (3) to create, during not less than six years immediately succeeding its
18 issuance of any bonds, a reserve sufficient to meet the largest principal
19 and interest payments which will be due on such bonds in any one
20 year thereafter and to maintain such reserve. In the operation or
21 management of housing projects an authority shall, at all times, rent or

22 lease the dwelling accommodations therein at rentals within the
23 financial reach of families of low income. The authority, subject to
24 approval by the Commissioner of Economic and Community
25 Development, shall fix maximum income limits for the admission and
26 for the continued occupancy of families in such housing, provided
27 such maximum income limits and all revisions thereof for housing
28 projects operated pursuant to any contract with any agency of the
29 federal government shall be subject to the prior approval of such
30 federal agency. The Commissioner of Economic and Community
31 Development shall define the income of a family to provide the basis
32 for determining eligibility for the admission and for the continued
33 occupancy of families under the maximum income limits fixed and
34 approved. The definition of family income, by the Commissioner of
35 Economic and Community Development, may provide for the
36 exclusion of all or part of the income of family members which, in the
37 judgment of said commissioner, is not generally available to meet the
38 cost of basic living needs of the family. As among applicants eligible
39 for admission in such housing whose needs for accommodations are
40 substantially equal, as determined by the housing authority,
41 preference shall be given to "preference eligible veterans," as defined in
42 5 USC 2108, as amended from time to time. No housing authority shall
43 refuse to rent any dwelling accommodation to an otherwise qualified
44 applicant on the ground that one or more of the proposed occupants
45 are children born out of wedlock. Each housing authority shall provide
46 a receipt to each applicant for admission to its housing projects stating
47 the time and date of application and shall maintain a list of such
48 applications which shall be a public record as defined in section 1-200.
49 The Commissioner of Economic and Community Development shall,
50 by regulation, provide for the manner in which such list shall be
51 created, maintained and revised. No provision of this chapter shall be
52 construed as limiting the right of the authority to vest in an obligee the
53 right, in the event of a default by such authority, to take possession of
54 a housing project or cause the appointment of a receiver thereof or
55 acquire title thereto through foreclosure proceedings, free from all the
56 restrictions imposed by this chapter with respect to rental rates and

57 tenant selection.

58 Sec. 2. Section 17b-812 of the general statutes is repealed and the
59 following is substituted in lieu thereof (*Effective October 1, 2013*):

60 (a) The Commissioner of Social Services shall implement and
61 administer a program of rental assistance for low-income families
62 living in privately-owned rental housing. For the purposes of this
63 section, a low-income family is one whose income does not exceed fifty
64 per cent of the median family income for the area of the state in which
65 such family lives, as determined by the commissioner.

66 (b) Housing eligible for participation in the program shall comply
67 with applicable state and local health, housing, building and safety
68 codes.

69 (c) In addition to an element in which rental assistance certificates
70 are made available to qualified tenants, to be used in eligible housing
71 which such tenants are able to locate, the program may include a
72 housing support element in which rental assistance for tenants is
73 linked to participation by the property owner in other municipal, state
74 or federal housing repair, rehabilitation or financing programs. The
75 commissioner shall use rental assistance under this section so as to
76 encourage the preservation of existing housing and the revitalization
77 of neighborhoods or the creation of additional rental housing.

78 (d) The commissioner may designate a portion of the rental
79 assistance available under the program for tenant-based and project-
80 based supportive housing units. To the extent practicable rental
81 assistance for supportive housing shall adhere to the requirements of
82 the federal Housing Choice Voucher Program, 42 USC 1437f(o),
83 relative to calculating the tenant's share of the rent to be paid.

84 (e) The commissioner shall administer the program under this
85 section to promote housing choice for certificate holders and
86 encourage racial and economic integration. The commissioner shall
87 establish maximum rent levels for each municipality in a manner that

88 promotes the use of the program in all municipalities. Any certificate
89 issued pursuant to this section may be used for housing in any
90 municipality in the state. The commissioner shall inform certificate
91 holders that a certificate may be used in any municipality and, to the
92 extent practicable, the commissioner shall assist certificate holders in
93 finding housing in the municipality of their choice.

94 (f) As among applicants who are eligible for the program under this
95 section and whose needs for housing accommodations are
96 substantially equal, as determined by the commissioner, preference
97 shall be given to "preference eligible veterans," as defined in 5 USC
98 2108, as amended from time to time.

99 [(f)] (g) Nothing in this section shall give any person a right to
100 continued receipt of rental assistance at any time that the program is
101 not funded.

102 [(g)] (h) The commissioner shall adopt regulations in accordance
103 with the provisions of chapter 54 to carry out the purposes of this
104 section. The regulations shall establish maximum income eligibility
105 guidelines for such rental assistance and criteria for determining the
106 amount of rental assistance which shall be provided to eligible
107 families.

108 [(h)] (i) Any person aggrieved by a decision of the commissioner or
109 the commissioner's agent pursuant to the program under this section
110 shall have the right to a hearing in accordance with the provisions of
111 chapter 54.

112 Sec. 3. Section 8-48 of the general statutes is repealed and the
113 following is substituted in lieu thereof (*Effective October 1, 2013*):

114 In the cases of any tenants who are the recipients of one hundred
115 per cent social services aid from the Department of Social Services of
116 the state or any municipality and who have no income from any other
117 source, rentals shall be fixed by each housing authority for the ensuing
118 rental year established by the authority based on one-half of the costs

119 and expenses set forth in [subsection (a)] subdivision (1) of section 8-
120 45, as amended by this act, plus the full amount of costs and expenses
121 set forth in [subsections (b) and (c)] subdivisions (2) and (3) of said
122 section as set forth in the operating statements of the authority for the
123 preceding fiscal year, which total amount shall be divided by the total
124 number of rooms contained in all low-rent housing projects operated
125 by such housing authority to establish the rental cost per room per
126 annum for such tenants, from which figure shall be computed the rent
127 per month per room. Said rentals shall govern for said rental year.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2013</i>	8-45
Sec. 2	<i>October 1, 2013</i>	17b-812
Sec. 3	<i>October 1, 2013</i>	8-48

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Statement of Legislative Commissioners:

Section 3 was added to ensure consistency within existing statutes.

VA *Joint Favorable Subst. -LCO*